

Mesa Arizona



MESA, AZ: A SMART LOCATION FOR INTELLIGENT COMPANIES

Boasting a population of nearly 500,000, Mesa is the 38th largest city in the United States and second largest in the Phoenix-Mesa metro area. Larger than Miami, Minneapolis, Atlanta and St. Louis, Mesa covers 133 square miles inside of a 21-city region with a total population of 4.3 million, projected to reach six million by 2030. Smart companies such as Apple, Boeing, Esurance and Bridgestone have large operations in Mesa.

DATA CENTERS

ROBUST INFRASTRUCTURE – SHOVEL-READY SITES

Mesa City Center

South Center Street Site Conceptual Drawing



THE MESA ADVANTAGE

The City of Mesa owns and operates the following utility services in the City Center:

- Electric (20% of Mesa's energy portfolio is provided by sustainable sources);
- Natural Gas;
- Water and Wastewater;
- Chilled Water.

A data center project in the City Center could leverage the City's utility services to build multiple layers of redundancy and achieve significant efficiency through co-generation opportunities.

SHOVEL-READY SITES

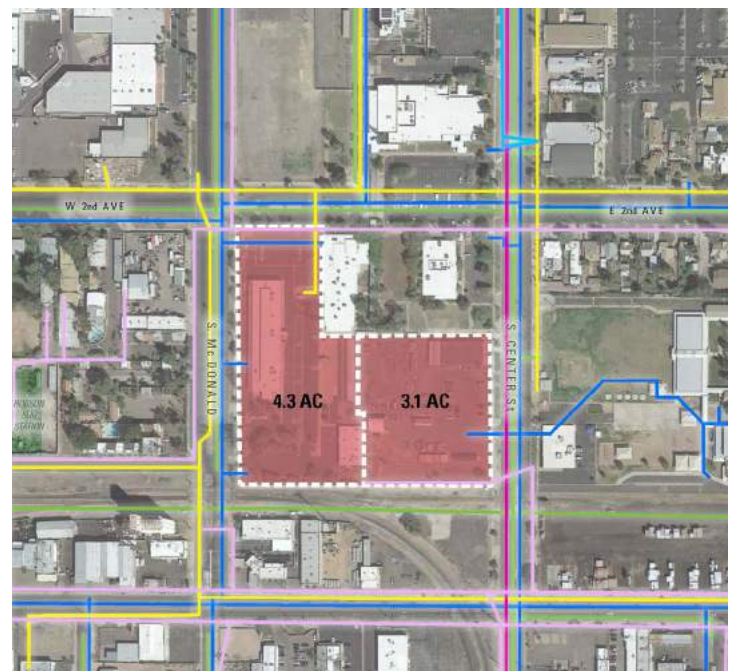
Mesa City Center boasts several shovel-ready sites available for development. These sites are serviced by all the essential infrastructure (electric, natural gas, water/wastewater, and chilled water) and dark fiber, and possess the appropriate zoning entitlements.

SOUTH CENTER STREET SITE

The South Center Street site is a 7.4 acre city-owned property within Mesa's City Center available for development. The site is "shovel-ready" and is located in close proximity to existing substations providing strong redundancy.

SOUTH CENTER STREET SITE HIGHLIGHTS

- **City-owned property**
- **7.4 acres, shovel-ready**
- **City-owned utilities**
- **Power and fiber redundancy**
- **Co-generation opportunity**



Conceptual Site Plan

- Electric Primary Underground
- Electric Primary Overhead
- Water Infrastructure
- Dark Fiber Availability
- Sewer Infrastructure

Mesa Elliot Road Technology Corridor

THE OPPORTUNITY

The Elliot Road Technology Corridor is uniquely positioned for high-tech companies and data centers.

- More than 1,000 acres of shovel-ready sites
- Robust infrastructure
- Streamlined entitlement process
- Perfectly suited for a data center operation
- Apple recently announced locating its \$2 billion global command center in the Corridor

SHOVEL-READY SITES

The Corridor offers more than 1,000 acres of shovel-ready sites available for development, all serviced by the requisite infrastructure, dark fiber availability, and a streamlined entitlement process.

ROBUST INFRASTRUCTURE

Large Redundant Power Capacity – Adjacent to Salt River Project's 500kV, 230kV and 69kV transmission lines and Browning receiving station, the Corridor is a perfect location for companies needing large amounts of redundant, dedicated power (20MW or more).

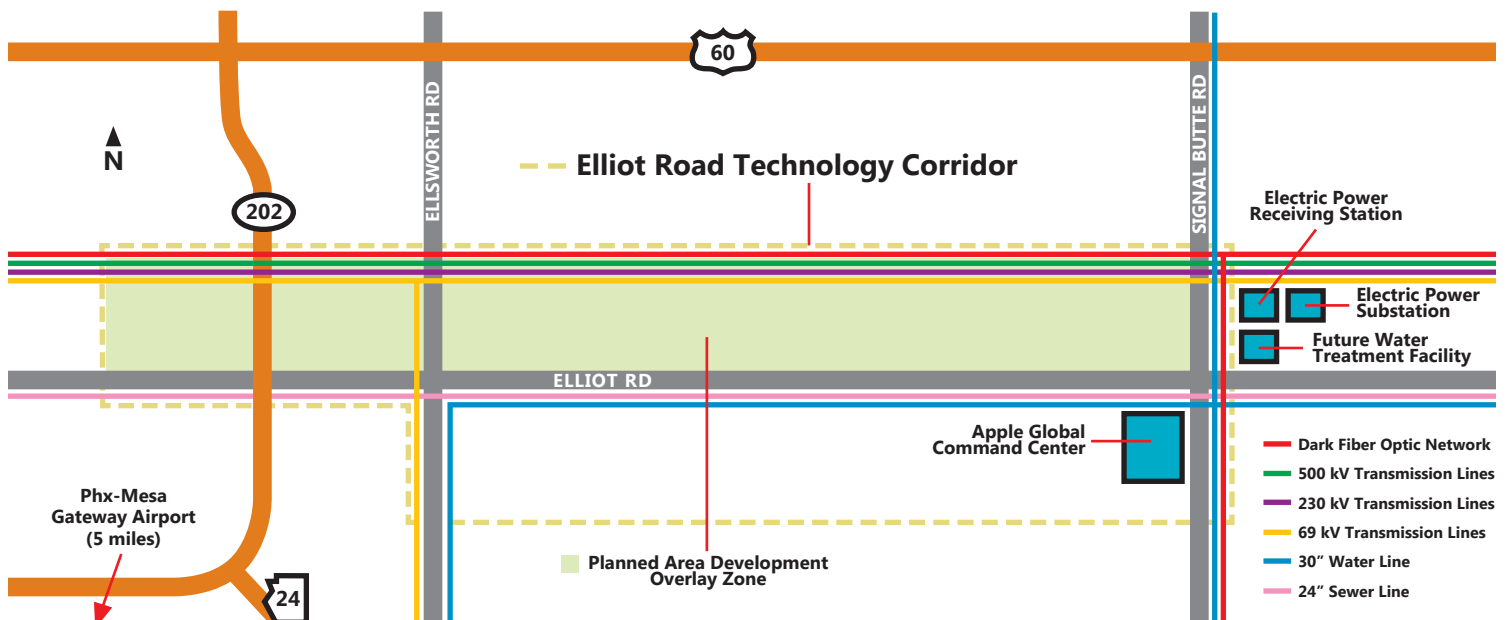
Robust Dark Fiber Network – Salt River Project owns and operates the largest independent fiber network in Arizona, which includes 1,600 route miles of dark fiber and is physically diverse from incumbent networks. Salt River Project provides redundant dark fiber to the Corridor allowing easy access for customers.

Available Natural Gas – Southwest Gas provides competitively-priced natural gas service to the area.

Sufficient Water/Waste Water Capacity – The Corridor has abundant water and waste water capacity for high-tech companies and data centers.

STREAMLINED ENTITLEMENT PROCESS

The City of Mesa has a Planned Area Development Zone in the Corridor that reduces entitlement risk and greatly expedites the development process. Landowners may keep their current zoning until they are ready to develop their property, at which time they can opt-in to the Overlay Zone. Projects that may take six months to complete the entitlement process may now receive approval in as little as three weeks.



www.mesaaz.gov/datacenters

Why Mesa?

DATA CENTER SALES TAX EXEMPTION

- The Arizona Data Center Sales Tax Exemption provides sales tax exemptions for data center equipment and construction for owners, operators, and colocation tenants of computer data centers who are certified by the Arizona Commerce Authority (ACA). A qualified colocation tenant is an entity that enters into a contract with the owner or operator of a computer data center for an IT load of at least 500 kilowatts per month for a period of two or more years.
- To qualify for tax relief as a new data center in Mesa, it is required that within five years of certification, an owner or operator makes a minimum investment of \$50 million.
- The qualification period is 10 calendar years from the date the certification form is filed with the ACA. If the data center qualifies as a sustainable redevelopment project, the qualification period may then extend to 20 years.

A sustainable redevelopment project is defined as a data center that satisfies the investment requirements described above, and that occupies or will occupy the structural improvements at an existing facility that either:

- was at least 50 percent vacant for six of the last 12 months before the acquisition by purchase or lease of, or with respect to the facility, OR
- attains certification under the Energy Star or Green Globes Standard, the Leadership in Energy and Environmental Design (LEED) green building rating standard developed by the United States Green Building Council, or an equivalent green building standard that was not previously certified under these standards.

LOW RISK

A 2008 Sustainlane Study named Mesa, Arizona the safest location in the nation when considering natural disasters and catastrophic risk.

- Low seismic risk
- No hurricane risk
- No tornado risk
- No snowfall risk
- No volcano risk

TALENTED WORKFORCE

- The Phoenix-Mesa metro area has a workforce of more than 2 million people.
- Arizona State University's Ira A. Fulton School of Engineering has approximately 17,000 students enrolled in undergraduate and graduate engineering programs.
- More than 140 different technology degrees from associate's to doctoral are offered at Mesa's 13 higher education institutions.



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